

LOWER PAXTON TOWNSHIP
BOARD OF SUPERVISORS

Minutes of Business Meeting held October 3, 2006

A regular business meeting of the Lower Paxton Township Board of Supervisors was called to order at 7:37 p.m. by Chairman William B. Hawk on the above date in the Lower Paxton Township Municipal Center, 425 Prince Street, Harrisburg, Pennsylvania.

Supervisors present in addition to Mr. Hawk were William C. Seeds, Sr., William L. Hornung, Gary A. Crissman, and David B. Blain.

Also in attendance were George Wolfe, Township Manager; Steve Stine, Township Solicitor; Dianne Moran, Planning and Zoning Officer; and Mark Levine.

Pledge of Allegiance

Mr. Blain led the recitation of the Pledge of Allegiance.

Approval of Minutes

Mr. Crissman made a motion to approve the minutes of the August 8, 2006 workshop meeting, the September 5, 2006 business meeting, and the September 12, 2006 special business meeting. Mr. Blain seconded the motion, and a unanimous vote followed.

Public Comment

Mr. Mark Levine, 1507 Knollcrest Road, explained that he was forced to detour from his regular route on his way to the meeting due to an accident on Linglestown Road. He noted that there was a second accident on Devonshire Road that forced him to use Goose Valley Road as a second detour. He stated that he had previously presented the Board members information regarding roadways, and he explained that 50-foot easements are streets that do not have sidewalks. He noted that streets with 60-foot easements have sidewalks providing for a 12-foot easement for street signs, sidewalk and utilities. He noted that while traveling Goose Valley Road, he noticed developments off to the left traveling towards Colonial Road. He noted that the

roads going into the new developments were wider than Goose Valley Road, therefore, he suggested that consideration should be given to the existing road widths. He noted that the roads need to be made wider for traffic. He noted that Pennsylvania seems to wait until the land is developed to fix their roadways. He further explained that the Village of Linglestown has a two-lane road that is fed by a three lane road, one of which is a turning lane. He suggested that certain roads must be designated as main thoroughfares, and the Township should plan now to make the roads wider in the future. He suggested that larger easements should be considered when new developments are proposed to allow for the widening of the roadways.

Chairman and Board Member's Comments

No comments were presented by Board members.

Manager's Report

Mr. Wolfe noted Trick or Treat will be celebrated on Thursday, October 26th from 6 p.m. to 8 p.m. He requested that motorists be particularly alert when driving to provide for the children's safety.

Mr. Wolfe noted that the Parks and Recreation Department will be hosting a pumpkin carving contest at Koons Park on Sunday October 8th and October 15th from 6 p.m. to 8 p.m. Interested persons should contact the Parks and Recreation Department to pre-register for the event.

Mr. Wolfe noted that the Parks and Recreation Department will sponsor a Great Pumpkin Hunt by flashlight on Sunday, October 29th at 6 p.m. In addition, the Department is offering hayrides in Koons Park from 6 p.m. to 8 p.m., beginning October 6th. He noted that the Hay Rides will be conducted on various days of the week up to October 22nd. Exact dates for Hay rides are available by calling the Parks and Recreation Department. There is a fee of \$2 for this event.

Old Business

Ordinance 2006 – 08; Authorizing the Township to join the Susquehanna Municipal Trust and participate in the Trust’s Workers Compensation Insurance Program

Mr. Hawk explained that certain members of the Board of Supervisors, as well as staff, met recently with representatives of the Susquehanna Municipal Trust (SMT) to ask questions and concerns regarding the coverage and operational practices.

Mr. Wolfe explained that Board members recently passed Resolution 2006-37, authorizing the participation in the Susquehanna Municipal Trust for the procurement of Workers Compensation Insurance Program. He noted that the Trust has requested the Township to adopt an ordinance in accordance with Chapter 23 of the Pennsylvania Intergovernmental Cooperation Act indicating the participation in the Trust, and the ability to sign the agreement, that all Trust members must sign. He noted that Ordinance 2006-08 was duly advertised and is complete for action this evening. He noted that a public hearing was advertised for this meeting. Mr. Stine noted that it is not necessary to conduct a public hearing for a regular ordinance.

Mr. Crissman made a motion to approve Ordinance 2006 – 08, authorizing the Township to enter into an intergovernmental agreement for the purpose of joining the Susquehanna Municipal Trust and to participate as a member of the Trust. Mr. Blain seconded the motion, and a roll call vote followed: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Resolution 06-25; Adopting the Act 537 Sewage Facilities Plan special study amendment

Mr. Wolfe explained that Lower Paxton Township recently adopted a new Zoning Ordinance, and as a result, it was necessary to update the Act 537 Sewage Facilities Plan to be in compliance with the land use designations indicated in the zoning ordinance. He noted that minor amendments were necessary to indicate areas that are now zoned Agricultural Residential development, and to show that those areas will not be served by a public sewer facility, but an

on-lot sewage system. He noted that CET, Engineering has prepared the special amendment to the Act 537 Plan which the Board members reviewed during a workshop meeting held in September. He stated that the action is complete and ready for Board action this evening.

Mr. Seeds noted that there was no mention of the area of the Sportsman Golf Course that was recently rezoned from R-1 to Residential Retirement. Mr. Wolfe answered that that area is currently served by sewage services and is not impacted by the Plan amendment.

Mr. Blain made a motion to approve Resolution 06-25, adopting the Act 537 Sewage Facilities Plan special study amendment. Mr. Crissman seconded the motion, and a roll call vote followed: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

New Business

Action on bids for sanitary sewer flusher extension

Mr. Wolfe explained that included in the budget document for the fiscal year 2006, the Sewer Department has a flusher extension that was originally specified to be an addition to the Township's flusher truck. He noted that Staff's estimate for that item was approximately \$34,000. During the development of the bid specifications, staff determined that a flusher truck extension that would be mounted to a Bobcat skid steer unit which can then travel with the Bobcat to manholes that are normally not accessible with the flush truck would be more practical. He explained that one bid was received from Jet Vac, Inc. in the amount of \$20,300. He noted that the bid has been reviewed by staff and determined to be complete. He stated that the budgeted amount for this item was \$34,000 and that it is staff's recommendation to the Board members to take action to award the bid for the sewer flusher extension in the amount of \$20,300 to Jet Vac, Inc.

Mr. Crissman questioned if this item is unique, explaining the reason for only one received bid. Mr. Wolfe answered that that is correct.

Mr. Crissman made a motion to approve the purchase of the sewer flusher unit extender to Jet Vac, Inc. in the amount of \$20,300. Mr. Blain seconded the motion, and a roll call vote followed: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Resolution 06-38; Appointing a certified public accountant to audit the funds of the Township and the Authority for the 2006 fiscal year

Mr. Hawk noted that it is necessary for the Township to appoint a certified public accountant to audit the funds of the Township and the Authority each year. He noted that it is staff's recommendation to hire the firm of Brown, Schultz, Sheridan, and Fritz to conduct the audit.

Mr. Blain made a motion to approve Resolution 2006-38 appointing a certified public accountant to audit the funds of the Township and the Authority for the 2006 fiscal year, and that accountant would be the firm of Brown, Schultz, Sheridan, and Fritz in the amount of \$19,025 for the Township Audit, \$2,500 for the Friendship Community Center Audit, and \$11,195 for the Township's Sewer Authority Audit. Mr. Crissman seconded the motion, and a roll call vote followed: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Action on proposals to provide property, casualty, and liability insurances to the Township and the Authority

Mr. Wolfe explained that Board members have received proposals for the Township and the Township Authority for insurance coverage for the 2006- 2007 insurance year. He noted that Ms. Speakman worked with the Insurance Corporation of Hanover and obtained a quote for the Township in the amount of \$164,212 which is \$15,000 less than what the Township paid for this

past year with no decrease in the amount of coverage. He noted that Brown and Brown made a proposal for the Sewer Authority that is approximately \$2,000 less than that provided by the current carrier, and the premium is \$38,230, plus \$2,234, for errors and omissions insurance.

Mr. Wolfe noted that this would provide for lower costs for both premiums than what was paid in the past year, and it will provide for the same agent for both entities which will increase productivity in managing both plans. Mr. Wolfe noted that staff recommends the Township to enter into the contract with Brown and Brown and his representative insurance companies for the Township and Authority for the 2006-2007 insurance year.

Mr. Seeds questioned what the overall savings was for both plans. Mr. Wolfe answered that it was approximately \$18,000. Mr. Blain explained that the carriers have become more competitive and the rates have softened for commercial rates.

Mr. Crissman made a motion to approve the property, casualty, and liability insurances to the Township Authority in the amount of \$22, 953, the errors and omissions in the amount of \$2,176, for a total of \$25,129; and \$164,212 for the Township which includes the errors and omission coverage to Brown and Brown Insurance Company. Mr. Blain seconded the motion, and a roll call vote followed: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Preliminary /final subdivision plan for Robert E. Smith

Ms. Moran explained that the Township received a plan for Robert Smith on Red Top and Copperstone Roads. The property consists of 14.222 acres and is zoned R-1, Low Density Residential District. The purpose of the plan is to subdivide the existing lot and create a second building lot. Lot 1 would consist of 12.809 acres and Lot 2 would consist of 1.413 acres. The property will be served by public water and private on-lot septic system.

Ms. Moran noted that this plan was approved by the Planning Commission at its April 12, 2006 meeting, and the applicant met with the Board of Supervisors at its October 11, 2005 workshop meeting to discuss the waiver requests.

Ms. Moran noted that Mr. Robert Shaffer from Act One Consultants, Inc., is present to represent the plan.

Mr. Shaffer requested the waiver from widening on Red Top and Copperstone Roads due to the topography. He noted that he has worked with Department of Environmental Protection and has received his Erosion and Sedimentation Control Plan permit.

Mr. Crissman questioned if Mr. Shaffer was in agreement with the five requested waivers, six general conditions, to include the letter from Dauphin Engineering dated September 21, 2006, and the one staff comment. Mr. Shaffer answered that he was in agreement to all of the above.

Mr. Seeds noted that staff supports the road widening waiver and he noted that the road is adequate for that area with the improvements for the corner. He noted that the developer would match the radius for the other corner. Mr. Shaffer noted that he would match the radius for the opposite corner with the curb and paving. Mr. Blain noted that this is part of the waiver requirement.

Mr. Seeds made a motion to approve the preliminary/final subdivision plan 2005-06 for Robert E. Smith with the following waivers and comments: 1) Waiver of the requirement to provide a stormwater management report; 2) Waiver of the requirement to provide a preliminary plan; 3) Waiver of the requirement to provide road widening along Copperstone and Red Top Roads. (A radius return has been added to the intersection and pavement widening and curb is shown); 4) Waiver of the requirement to provide curb and sidewalk. (However, curb will be placed at the intersection of Red Top and Copperstone Roads along the radius return); 5) Waiver

of the requirement to provide a detailed hydrogeologic study; 6) Plan approval shall be subject to providing original seals and signatures on the plan; 7) Plan approval shall be subject to the establishment of an automatically renewable improvement guarantee for the proposed site improvements; 8) Plan approval shall be subject to the payment of the engineering review fees; 9) Plan approval shall be subject to obtaining the necessary permits required by federal and state agencies for the disturbance of wetlands; 10) Plan approval shall be subject to the payment of fee-in-lieu for the newly created lot (\$1500); 11) Plan approval shall be subject to addressing all comments of Dauphin Engineering's memo dated September 21, 2006; and 12) A Street/Storm Sewer Construction Permit is required for construction of stormwater facilities. Mr. Crissman seconded the motion, and a roll call vote followed: Mr. Blain, aye; Mr. Crissman, aye; Mr. Hornung, aye; Mr. Seeds, aye; and Mr. Hawk, aye.

Resolution 2006-40; Planning Module for Country Inn and Suites
Resolution 2006-41; Planning Module for Astoria Knoll

Mr. Blain made a motion to approve both Resolution 2006-40 the planning module for the Country Inn Suites, and Resolution 2006-41 the planning module for Astoria Knoll. Mr. Crissman seconded the motion, and a unanimous voice vote followed.

Agreement with Conway Associates, LLC for certain improvements associated
with Kendale Oaks, Phase V

Mr. Wolfe noted that he has not received the final developer's agreement. He explained that blanks are contained on page two and an additional paragraph was added to page three in regards to the completion of the project. Mr. Stine explained that paragraph nine, Termination of the Agreement was added to the agreement. Mr. Crissman recommended that no action be taken on this agreement tonight. Mr. Blain agreed that no action should be taken until the second meeting is held with the Hodges Heights Community to determine their wishes in regards to the relocation of the road.

Mr. Crissman requested that this item be withdrawn from the agenda. Mr. Hawk agreed to this.

IMPROVEMENT GUARANTEES

Mr. Hawk noted that there was one Improvement Guarantee.

Hartman Motorcars Company

A new letter of credit with M & T Bank in the amount of \$101,000.00 with an expiration date of September 22, 2007.

Mr. Crissman made a motion to approve the one listed Improvement Guarantee as presented. Mr. Blain seconded the motion, and a unanimous voice vote followed.

Payment of Bills

Mr. Seeds made a motion to pay the bills of Lower Paxton Township and Lower Paxton Township Authority. Mr. Crissman seconded the motion, and a unanimous vote followed.

Adjournment

There being no further business, Mr. Crissman made a motion to adjourn the meeting. Mr. Blain seconded the motion and the meeting adjourned at 8:15 p.m.

Respectfully submitted,

Maureen Heberle

Approved by:

Gary A. Crissman
Township Secretary